



City Council Lunch: July 22, 2008

# West Meadows Environmental Report



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## Discussion Topics

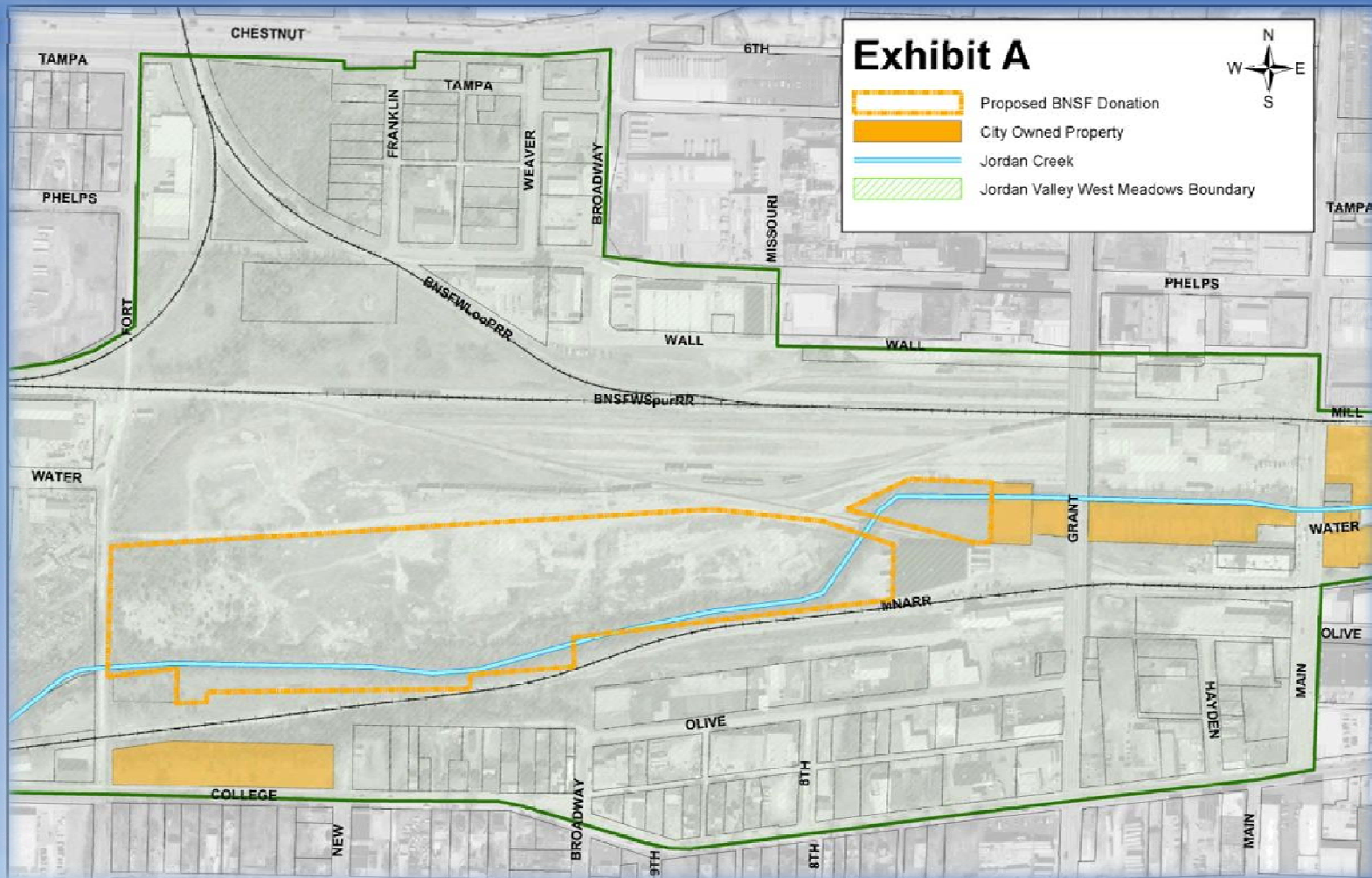
- Review Council Actions & Concept Plan
- Environmental Assessments & Findings
- Recommended Cleanup Alternative & Cost Estimates
- Financing Options for Cleanup
- Timeline for Acquisition and Cleanup
- Question & Answer



## Review of Council Actions

- Council Resolution adopting the Vision 20/20 Jordan Valley Concept Plan
  - September 6, 2005
- Council Resolution accepting “A Vision for Jordan Valley”
  - July 30, 2007
- Council Ordinance authorizing the City Manager to accept the BNSF land donation
  - October 8, 2007

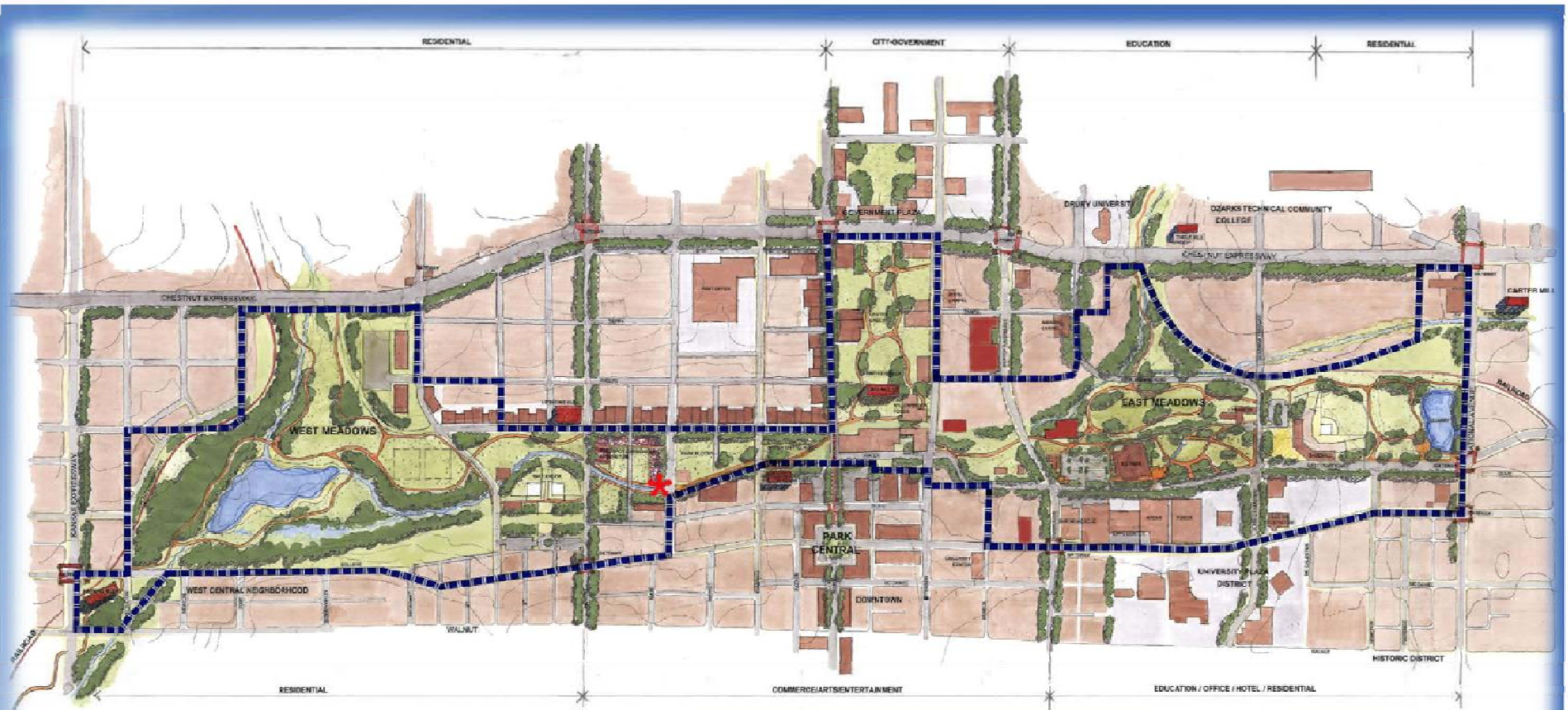
## Proposed BNSF Donation Property







## Jordan Valley Concept Plan — *currently undergoing revisions*



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## Key recommendations from “A Vision for Jordan Valley” for West Meadows

- Open Space
- Greenways Trails
- Stormwater – CORPS Study
- Rail Reconfiguration

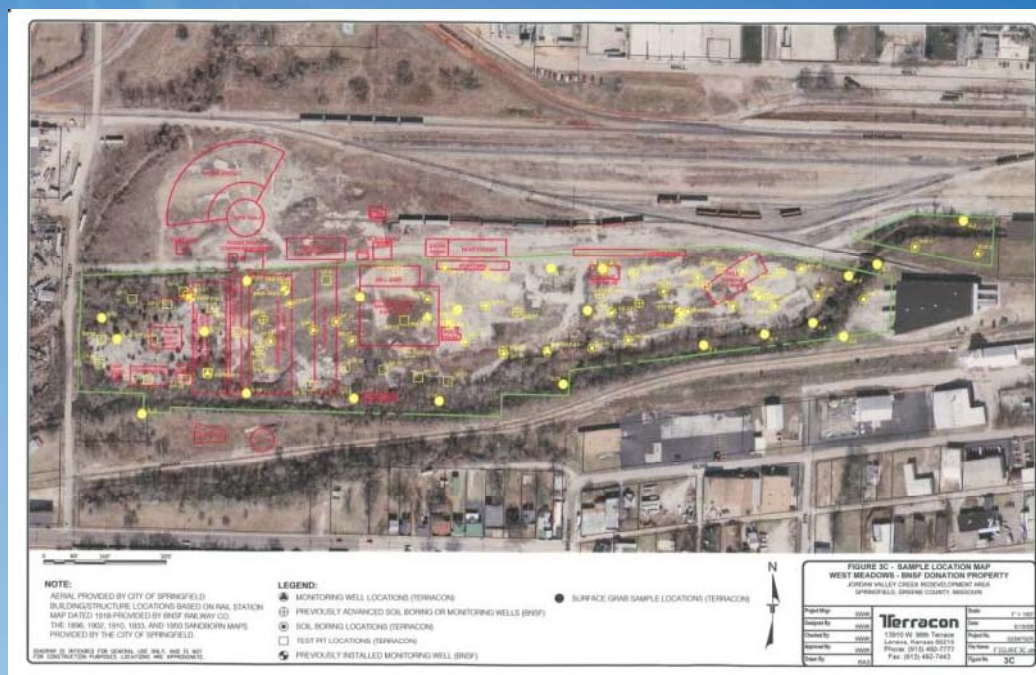


- Phase I Assessment identified historical land use as an environmental concern – e.g. rail yard and associated industrial operations





- Phase II Site Investigation initiated in response to Phase I findings:



### Results of Lab Testing:

- Metals (arsenic & lead)
- PAH compounds
- PCB (one location)
- VOC and petroleum

below Missouri standards





## Summary - Environmental Assessments and Findings

- Contamination covers approx. 75% of site - top 4'-8' of soil – fill materials
- More soil impacts in central and west-central portions
- No significant groundwater impacts identified
- Lead, arsenic and PAH compounds throughout the property
- Lead as primary driver for cleanup
- Contamination consistent with historical land use
- Costs vary significantly based on selected cleanup approach
- 19,000 CY of concrete

- BNSF
- DNR
- EPA
- CORPS of Engineers
- Terracon Consultants
- Public Works, Parks, Law, Planning, PIO, Managers Office





## Recommended Cleanup Alternative

### Risk-Based Management Approach

Limited “hot spot” soil removals

Engineered soil encapsulation – “capping”

Cover with clean fill and vegetation

- Compatible with prospective stormwater management plans
- Most cost effective option
- Estimated Total Remediation Cost \$1,209,000 - \$1,814,000
- Racer Model







## Financing Options for Cleanup

### Revolving Loan Fund (RLF)

- Subgrant up to \$400,000 to Ozark Greenways
- Requires 20% cost share
- Would address cleanup on up to ½ of site

### EPA Cleanup Grants

- Apply for \$200,000 cleanup grants on up to 3 sites each year
- Requires 20% Cost Share
- No guarantees for success – highly competitive federal grants

### Current HUD EDI Appropriation

- \$1 Million available for acquisition related expenses including cleanup in Jordan Valley
- No cost share required





## Additional Financing Options for Cleanup

Stormwater Best Management Practice Funds:  
Cap and restore the land to prairie conditions

Jordan Valley Park Floodway Acquisition Fund

In-Kind Contributions: Project oversight - staff time for  
management - community outreach

CDBG

Private Donations





## Financing and Cleanup Approach

- Cleanup property as financing becomes available – *will take several years*
- Begin with funding that is available (RLF)
- Apply for EPA grants
- Reserve HUD EDI
- When designs are available identify appropriate options for cost share
- Divide property into separate sites to complete cleanups
- Receiving DNR closure as cleanups are completed

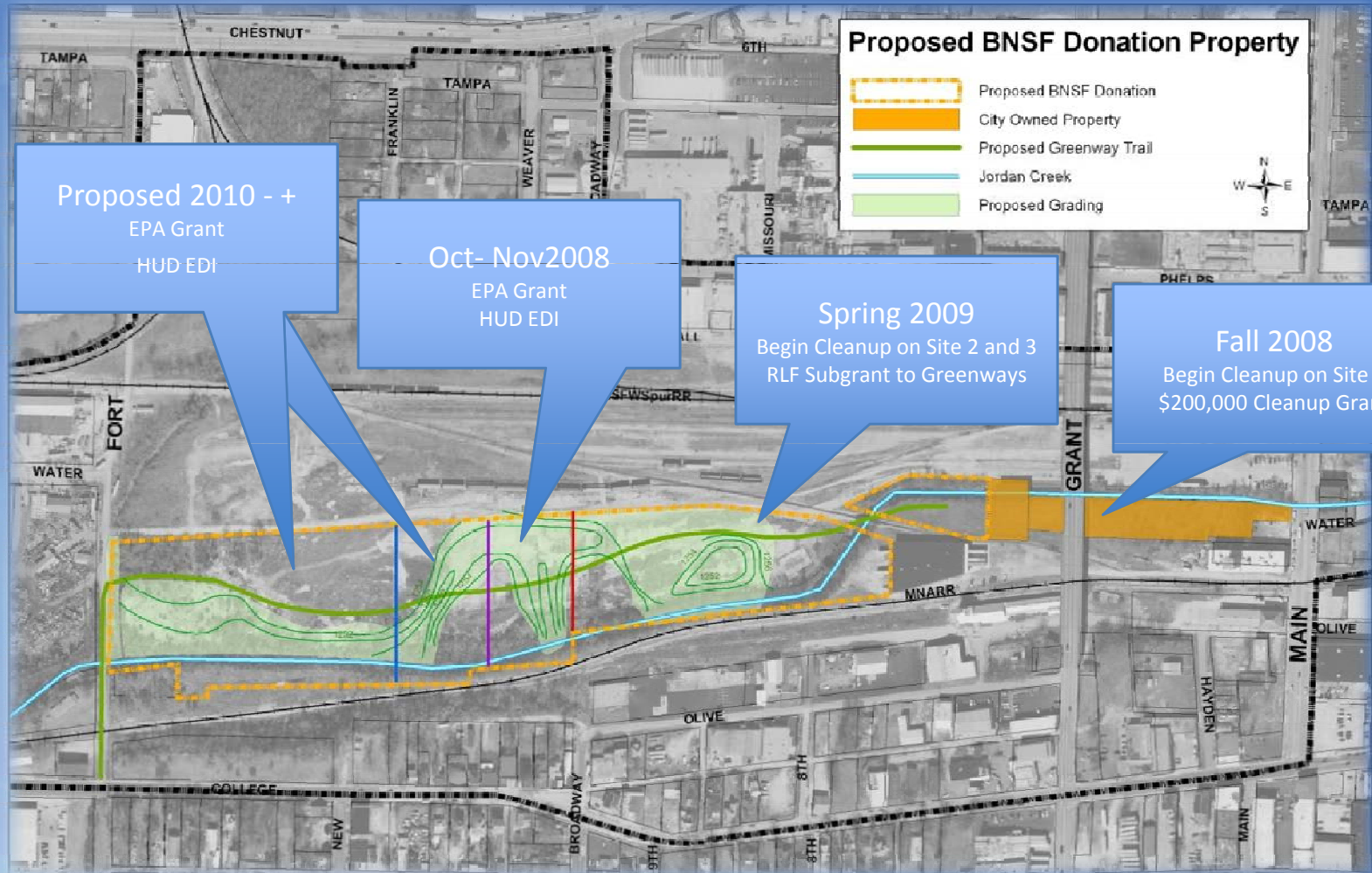


## Timeline for Acquisition and Cleanup

Date	Activity
April 15, 2008	RLF Documents to EPA
April 30, 2008	Conduct Sampling and Field Work
June 1, 2008	Updated Phase II Draft for Review
June 5, 2008	Public Meeting held for Cleanup and Future Grants
June 15, 2008	FINAL Phase II and ABCA
June 17, 2008	Meeting with BNSF
July 1, 2008	FINAL Phase I <i>Updated Report (120 days begins)</i>
July 15, 2008	Cleanup Planning Report and ABCA
July 22, 2008	Council Lunch Presentation
August 7, 2008	Planning & Zoning to dispose of land to Ozark Greenways
August 25, 2008	Council – Greenways Agreement
August - September	Council – to accept RLF Program Documents
September 1, 2008	Donation Acquisition Target Date
October - November, 2008	EPA Cleanup Grant Applications Due
September – October 2008	Enroll Sites in the BVCP
Before December 1, 2008	Install Fence
Spring 2009	Commence Cleanup on Sites 2 and 3

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## Timeline for Environmental Cleanup - DRAFT







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# Questions & Answers



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